

Volume 3 Number 3



CITISTAT
HOUSING AUTHORITY OF BALTIMORE CITY
 CitiStat Presentation Date: April 16, 2004
 Reporting Period: March 2004

Commissioner: Paul T. Graziano
 Chief of Staff: Nikol Nabors-Jackson
 Deputy Executive Director: Lyle Schumann
 Chief Associate Deputy Director: Seaton Haney
 Chief Financial Officer: H. Rainbow Lin
 Director of HABC/HCD HousingStat: Mary Washington, Ph.D.

Appointment Date: November 1, 2000



Associate Deputy Directors:

Anita McCoy-Muhammad, Associate Deputy Director, Housing Operations
 Patrick Pat, Acting Associate Deputy Director, Construction & Engineering
 Samuel Little, Associate Deputy Director, Resident Services
 Michael Kramer, Associate Deputy Director, Section 8
 Christopher Shea, Associate Deputy Director, Planning & Development
 Chief Hezekiah Bunch, Director, HABC Police Force

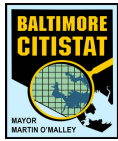
PERSONNEL	FY2004	FY2004
	March Filled	Budget.
Administration (LIPH)	181	184
Family Support (LIPH)	36	36
Protective Services (LIPH)	179	184
Maintenance (Development)		
Operation/Maintenance & Crews (LIPH)	458	492
Drug Elimination Grant	47	76
HOPE VI	12	21
Comprehensive Grant Programs	88	97
Section 8	87	88
Resident Services	122	152
City Reimbursement	103	130
HABCO	4	4
Total	1,317	1,464

HABC MBE/WBE EXPENDITURES

CURRENTLY AVAILABLE PERIOD 3/1 - 3/31/04									
EXPENDITURE TYPE	Expenditures	MBE Prime	% MBE Prime	MBE Sub	% MBE Sub	WBE Prime	% WBE Prime	WBE Sub	% WBE Sub
Architectural and Engineering	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Construction	\$3,154,248	\$0	0.0%	\$411,700	13.1%	\$0	0.0%	\$0	0.0%
Direct Purchase Orders (N/A)	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Purchase Orders	\$715,373	\$39,608	5.5%	\$0	0.0%	\$59,379	8.3%	\$0	0.0%
Professional Services	\$993,757	\$83,773	8.4%	\$0	0.0%	\$18,844	1.9%	\$0	0.0%
Totals	\$4,863,378	\$123,381	2.5%	\$411,700	8.5%	\$78,223	1.6%	\$0	0.0%

MBE / WBE Fiscal Year to Date									
EXPENDITURE TYPE	Expenditures	MBE Prime	% MBE Prime	MBE Sub	% MBE Sub	WBE Prime	% WBE Prime	WBE Sub	% WBE Sub
Architectural and Engineering	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Construction	\$5,725,838	\$545,287	9.5%	\$882,458	15.4%	\$0	0.0%	\$12,883	0.2%
Direct Purchase Orders (N/A)	\$78,078	\$2,080	2.7%	\$0	0.0%	\$15,192	19.5%	\$0	0.0%
Purchase Orders	\$3,345,448	\$438,914	13.1%	\$0	0.0%	\$163,695	4.9%	\$0	0.0%
Professional Services	\$6,552,282	\$765,606	11.7%	\$0	0.0%	\$1,049,066	16.0%	\$0	0.0%
Totals	\$15,701,669	\$1,751,889	11.2%	\$796,509	5.1%	\$1,229,961	7.8%	\$12,883	0.1%

OVERTIME HOURS	Monthly Reporting				12 Months			
Pay Periods	12/29/03-1/25/04 #1 & #2	1/26/04-2/22/04 #3 & #4	2/23/04-3/21/04 #5 & #6	% Change (1mo)	Total	Min	Max	Months
Location	Jan-04	Feb-04	Mar-04					
Allendale-Primrose	18	0	0	0.0%	89	0	44	9
Allendale-Primrose Maint.	6	42	5	-88.1%	130	0	42	9
B E Mason	0	0	0	0.0%	0	0	0	9
B E Mason Maint.	34	52	40	-23.1%	233	3	52	9
Bel-Park	0	0	8	100%	12	0	8	9
Bel-Park Maint.	58	63	101	60.3%	532	31	101	9
Brentwood	0	0	0	0.0%	0	0	0	9
Brentwood Maint	11	3	13	333.3%	55	0	13	9
Brooklyn	18	18	26	44.4%	83	0	26	9
Brooklyn Maint	53	65	93	43.1%	341	10	93	9
Cable & Communication	23	0	45	100%	103	0	45	9
Carpentry Crew	0	22	12	-45.5%	58	0	22	9
Central Stockroom	0	15	0	-100.0%	15	0	15	9
Chase	0	0	0	0.0%	3	0	3	9
Chase Maint	52	36	16	-55.6%	274	16	53	9
Cherry Hill	17	55	55	0.0%	576	17	153	9
Cherry Hill Maint	274	370	171	-53.8%	1500	66	370	9
Claremont	41	11	28	154.5%	182	0	58	9
Claremont Maint	46	23	5	-78.3%	144	3	52	9
Commissioner office	72	65	87	33.8%	669	37	118	9
Fiscal Operations	0	5	0	-100.0%	37	0	20	9
Development Coord Office	18	15	32	113.3%	118	3	32	9
Douglass	7	18	31	72.2%	75	0	31	9
Douglass Maint	11	62	6	-90.3%	184	6	62	9
Electrical Crew	68	60	58	-3.3%	976	55	203	9
Engineering Services	78	66	42	-36.4%	638	28	136	9
Equal Employment Opport	0	2	0	-100.0%	64	0	18	9
Exec. Staff	0	0	0	0.0%	132	0	57	9
Extermination Crew	0	0	0	0.0%	0	0	0	9
Family Support Services	0	0	0	0.0%	54	0	21	9
Gilmor	0	0	387	100%	418	0	387	9
Gilmor Maint	50	83	0	-100.0%	436	0	115	9
Govans	3	9	24	166.7%	80	0	35	9
Govans Maint	24	25	14	-44.0%	146	7	25	9
Graphics	0	25	3	-88.0%	89	0	36	9
HABCo	2	2	4	100.0%	30	2	4	9
HCD/Weatherization	6	1	0	-100.0%	42	0	18	9
HCD Program 5000	1	5	2	-60.0%	83	0	26	9
Heating & Plumbing Crew	457	463	266	-42.5%	2759	174	463	9
Hollins-Rosemont	0	0	0	0.0%	45	0	32	9
Hollins-Rosemont Maint	144	33	17	-48.5%	269	0	144	9
Homeownership (Research)	0	0	0	0.0%	15	0	8	9
Housing Application	28	21	0	-100.0%	56	0	28	9
Housing Management	128	26	137	426.9%	854	18	208	9
Housing Renewal DHCD	11	7	11	57.1%	88	0	16	9
Human Resources	24	14	5	-64.3%	168	5	29	9
Information Tech-MIS	0	0	0	0.0%	0	0	0	9
Lakeview	0	0	23	100%	40	0	23	9
Lakeview Maint	149	110	64	-41.8%	1058	32	227	9
Landscape (Grounds) Crew	188	246	31	-87.4%	669	0	246	9
Latrobe	0	23	35	52.2%	105	0	35	9
Latrobe Maint	252	171	119	-30.4%	1144	34	252	9
Legal	0	0	0	0.0%	2	0	1	9
Maintenance Operation	0	0	0	0.0%	0	0	0	9
McCulloh	47	56	54	-3.6%	208	0	56	9
McCulloh Maint	150	128	168	31.3%	911	0	168	9
McCulloh Res Asst Sec	0	0	0	0.0%	0	0	0	9
Mechanical Shop	0	0	0	0.0%	2	0	2	9
ODonnell Heights	0	0	0	0.0%	67	0	67	9
ODonnell Heights Maint	377	254	50	-80.3%	1106	15	377	9
Office of the Ombudsman	14	3	5	66.7%	47	0	14	9
Paint Crew	0	0	0	0.0%	3	0	3	9
Paving & Drainage Crew	141	174	13	-92.5%	636	0	174	9
Perkins	0	18	37	105.6%	138	0	47	9
Perkins Maint	118	62	50	-19.4%	649	3	130	9
Plastering Crew	0	0	0	0.0%	0	0	0	9
Rapid Vacancy Unit	7	97	258	166.0%	384	0	258	9
Rehab Housing	44	54	83	53.7%	404	7	103	9
Rehab Housing Maint	407	902	726	-19.5%	3060	100	902	9
Roofing Crew	33	51	0	-100.0%	151	0	51	9
Section 8	883	492	890	80.9%	6352	232	903	9
Section 8-Mod Rehab	0	0	0	0.0%	0	0	0	9
Security Central-Admin	45	27	64	137.0%	495	27	89	9
Security D.E.G.	25	0	0	0.0%	57	0	25	9
Security Field Operation(Police)	939	1,057	1,015	-4.0%	7506	454	1057	9
Security Internal Affair	0	0	0	0.0%	1	0	1	9
Security Building Monitors (301)	1,399	1,413	903	-36.1%	9330	611	1413	9
Security Building Monitors (304)	1,576	1,710	856	-49.9%	11253	773	1710	9
Security Communications Unit (302)	229	181	14	-92.3%	1225	14	229	9
Somerset	0	0	0	0.0%	22	0	22	9
Somerset Maint	86	48	34	-29.2%	686	11	123	9
URD	20	5	0	-100.0%	39	0	20	9
West Twenty	0	4	16	300.0%	52	0	32	9
West Twenty Maint	73	44	64	45.5%	379	20	73	9
Westport	58	7	10	42.9%	306	2	114	9
Westport Maint	278	131	556	324.4%	1338	0	556	9
Wyman House	55	0	0	0.0%	55	0	55	9
Wyman House Maint	0	33	71	115.2%	309	0	81	9
TOTALS	9,376	9,283	7,953	-14.3%	63044	5449	9376	9



**CITISTAT
DISCIPLINARY ACTION**
CitiStat Presentation Date: April 16, 2004
Reporting Period: March 2004

MONTHLY REPORTING

ATTENDANCE-RELATED DISCIPLINARY ACTIONS

	Monthly Reporting			% CHANGE	FISCAL YEAR-TO-DATE	
	01/01-01/30/04	02/02-02/27/04	03/04-03/31/04			
	Jan-04	Feb-04	Mar-04		2003	2004
VERBAL	-	2	-	-100%	15	10
SUPERVISORS	-	-	-	0%	-	-
FRONT-LINE	-	2	-	-100%	15	10
WRITTEN	8	5	7	40%	20	38
SUPERVISORS	-	-	1	100%	-	3
FRONT-LINE	8	5	6	20%	20	35
SUSPENSIONS	1	-	-	0%	2	3
SUPERVISORS	-	-	-	0%	-	-
FRONT-LINE	1	-	-	0%	2	3
TERMINATIONS	-	2	1	-50%	9	8
SUPERVISORS	-	-	-	0%	-	-
FRONT-LINE	-	2	1	-50%	9	8

OTHER DISCIPLINARY ACTIONS

	Monthly Reporting			% CHANGE	FISCAL YEAR-TO-DATE	
	01/01-01/30/04	02/02-02/27/04	03/04-03/31/04			
	Jan-04	Feb-04	Mar-04		2003	2004
VERBAL	-	2	3	50%	18	21
SUPERVISORS	-	-	1	100%	2	1
FRONT-LINE	-	2	2	0%	16	20
WRITTEN	53	6	9	50%	33	99
SUPERVISORS	46	1	1	0%	9	58
FRONT-LINE	7	5	8	60%	24	41
SUSPENSIONS	2	3	3	0%	22	19
SUPERVISORS	-	1	1	0%	5	6
FRONT-LINE	2	2	2	0%	17	13
TERMINATIONS	5	2	6	200%	24	19
SUPERVISORS	-	1	2	100%	9	4
FRONT-LINE	5	1	4	300%	15	15



HABC HOUSING OPERATIONS

HABC

CitiStat Presentation Date: April 16, 2004

Reporting Period: March 2004

Agency Wide

 Authority Wide (PHAS)
 FINANCIAL CONDITION

	Monthly Reporting			% CHANGE	Fiscal Year-to-Date				
	Dec-03	Jan-04	Feb-04		Avg.	Min.	Max.	Total	Periods
Current Ratio **	9.00	9.00	9.00	0.0%	8.56	7.50	9.00	N/A	8
# of Months Expendable Fund Balance	9.00	9.00	9.00	0.0%	9.00	9.00	9.00	N/A	8
Tenant Receivable (Days)Outstanding	3.81	4.17	4.30	3.1%	4.15	3.81	4.50	N/A	8
Occupancy Loss	2.24	2.03	1.88	11.2%	2.39	1.88	2.70	N/A	8
Net Income Ratio	1.50	1.50	1.50	0.0%	1.50	1.50	1.50	N/A	8
Expense Management	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	N/A	8
Total Score (min=16.2/max=30)	25.55	25.70	25.68	-0.1%	25.66	25.14	26.16	N/A	8
HUD/REAC Penalty for Internal Control					0.00	0.00	0.00	N/A	8
Total Score	25.55	25.70	25.68	-0.1%	25.66	25.14	26.16	N/A	8

(Indicators not shown: Expense Mgmt/Utility Consumption max score: 1.5, achieved: 0)

**HUD has issued new scoring calculation for the current fiscal year. The scores above reflects the changes retroactive to July 2003.

OCCUPANCY RATE

VACANCIES (ALL UNITS)

	Monthly Reporting				Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04	% CHANGE	Avg.	Min.	Max.	Total	Periods
Total # Units	14,541	14,534	14,534	0.0%	14513	14475	14541	N/A	9
Total # Units available for occupancy	13,279	12,059	12,025	-0.3%	12975	11697	13350	N/A	9
Total # Units available for occupancy that are vacant **	2,401	1,282	1,354	5.6%	2012	920	2401	N/A	9
Total Number Vacant	3,663	3,757	3,863	2.8%	3551	3298	3863	N/A	9
Move-Ins	34	56	69	23.2%	67	34	114	1261	9
Move-Outs	72	144	158	9.7%	118	72	158	1489	9
Vacancy Rate (available for occupancy)	18.08%	10.63%	11.26%	5.9%	0	0	0	N/A	9
Unit Turn Around (days) (average)	140	261	360	37.9%	228	83	360	N/A	9
Unit Down Time (days)(average)	1	1	1	0.0%	1	1	2	N/A	9
Unit Make Ready Time (days) (average)	109	225	330	46.7%	206	76	330	N/A	9
Unit Lease Up Time (days)(average)	30	35	27	-22.9%	21	6	35	N/A	9
Lease Enforcement -Breach of Lease	N/A	N/A	N/A	N/A	0	0	0	87	1

** Exempt units are excluded as well as units under moderation

WORK ORDERS AND INSPECTIONS (ALL UNITS)

	Monthly Reporting				Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04	% CHANGE	Avg.	Min.	Max.	Total	Periods
Total Work Orders Created	7,771	8,080	10,955	35.6%	6556	4319	10955	25384	9
Routine Work Orders	7,444	7,823	10,672	36.4%	6357	4175	10672	24664	9
Emergency Work Orders	327	257	283	10.1%	199	110	327	720	9
Total Work Orders Abated	8,165	8,816	9,116	3.4%	6274	4247	9116	24083	9
Routine Work Orders-Abated	7,838	8,559	8,833	3.2%	6076	4103	8833	23364	9
Emergency Work Orders-Abated	327	257	283	10.1%	199	110	327	719	9
Work Order Backlog	1,249	513	1,839	258.5%	940	181	1839	N/A	9
Inspection of Systems	0	0	0	0.0%	0	0	0	0	5
Inspection of Systems (entire site)*	0	0	0	0.0%	0	0	0	0	9
Inspection of Units	1,051	1,167	2,312	98.1%	1165	224	2312	4634	9
Inspections of Buildings	0	0	0	0.0%	0	0	0	0	9

*Once a year



HABC HOUSING OPERATIONS
CitiStat Presentation Date: April 16, 2004
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Family Housing Units

OCCUPANCY RATE

VACANCIES-FAMILY

	Monthly Reporting			% CHANGE	Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04		Avg.	Min.	Max.	Total	Periods
Total # Units	8,235	8,339	8,339	0.0%	8,227	8,162	8,339	74,041.0	9
Total # Units available for occupancy	7,593	7,306	7,294	-0.2%	7,502	7,211	7,608	67,521.0	9
Total # Units available for occupancy that are vacant **	1,052	674	719	6.7%	859	579	1,052	7,732.0	9
Total Number Vacant	1,694	1,707	1,764	3.3%	1,584	1,435	1,764	14,252.0	9
Move-Ins	26	32	13	-59.4%	40	13	73	363.0	9
Move-Outs	53	94	112	19.1%	78	53	112	698.0	9
Vacancy Rate (available for occupancy)	13.85%	9.23%	9.86%	6.9%	0	0	0	1.0	9
Unit Turn Around (days) (average)	165	171	76	-55.6%	147	76	194	1,322.0	9
Unit Down Time (days)(average)	1	1	1	0.0%	1	1	1	9.4	9
Unit Make Ready Time (days) (average)	134	146	42	-71.2%	124	42	186	1,119.0	9
Unit Lease Up Time (days)(average)	30	24	34	41.7%	22	7	34	195.0	9
Lease Enforcement -Breach of Lease	N/A	N/A	N/A	N/A		0	0	0.0	0

** Excludes exempt units and modernization

	Monthly Reporting			% CHANGE	Fiscal Year-to-Date				
	Dec-03	Jan-04	Mar-04		Avg.	Min.	Max.	Total	Periods
Total Work Orders Created	4,803	5,409	6,067	12.2%	4,255	2,865	6,067	38,296.0	9
Routine Work Orders	4,643	5,155	5,866	13.8%	4,102	2,753	5,866	36,918.0	9
Emergency Work Orders	160	254	201	-20.9%	153	87	254	1,378.0	9
Total Work Orders Abated	4,593	5,666	5,426	-4.2%	4,133	2,794	5,666	37,201.0	9
Routine Work Orders-Abated	4,433	5,412	5,225	-3.5%	3,980	2,682	5,412	35,823.0	9
Emergency Work Orders-Abated	160	254	201	-20.9%	153	87	254	1,378.0	9
Work Order Backlog	872	615	641	4.2%	521	109	872	4,693.0	9
Inspection of Systems	0	0	0	0.0%	0	0	0	0.0	5
Inspection of Systems (entire site)*	0	0	0	0.0%	0	0	0	0.0	9
Inspection of Units	875	533	1,454	172.8%	625	103	1,454	5,624.0	9
Inspections of Buildings	0	0	0	0.0%	0	0	0	0.0	9

*Once a year



HABC HOUSING OPERATIONS
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Mixed Population Units

OCCUPANCY RATE

VACANCIES- MIXED

	Monthly Reporting			% CHANGE	Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04		Avg.	Min.	Max.	Total	Periods
Total # Units	3,502	3,392	3,392	0.0%	3,478	3,392	3,502	31,298.0	9
Total # Units available for occupancy	3,409	3,286	3,272	-0.4%	3,401	3,272	3,462	30,610.0	9
Total # Units available for occupancy that are vacant	128	190	222	16.8%	143	80	223	1,288.0	9
Total Number Vacant	221	296	342	15.5%	220	120	342	1,976.0	9
Move-Ins	8	19	13	-31.6%	18	7	36	166.0	9
Move-Outs	18	47	38	-19.1%	35	18	47	316.0	9
Vacancy Rate (available for occupancy)	3.75%	5.78%	6.78%	17.3%	0	0	0	0.4	9
Unit Turn Around (days) (average)	58	90	76	-15.6%	56	18	90	506.0	9
Unit Down Time (days)(average)	1	1	1	0.0%	1	1	2	10.6	9
Unit Make Ready Time (days) (average)	27	27	42	55.6%	29	14	46	257.0	9
Unit Lease Up Time (days)(average)	31	62	34	-45.2%	27	3	62	241.8	9
Lease Enforcement -Breach of Lease	N/A	N/A	N/A	N/A	0	0	0	0.0	1

** excludes exempt units and modernization

	Monthly Reporting			% CHANGE	Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04		Avg.	Min.	Max.	Total	Periods
Total Work Orders Created	1,485	1,196	1,677	40.2%	1,132	765	1,677	10,187.0	9
Routine Work Orders	1,435	1,159	1,636	41.2%	1,101	743	1,636	9,910.0	9
Emergency Work Orders	50	37	41	10.8%	31	16	50	277.0	9
Total Work Orders Abated	1,584	1,199	1,569	30.9%	1,121	759	1,584	10,087.0	9
Routine Work Orders-Abated	1,534	1,162	1,528	31.5%	1,090	737	1,534	9,811.0	9
Emergency Work Orders-Abated	50	37	41	10.8%	31	16	50	276.0	9
Work Order Backlog	58	55	108	96.4%	65	1	157	587.0	9
Inspection of Systems	0	0	0	0.0%	0	0	0	0.0	5
Inspection of Systems (entire site)*	0	0	0	0.0%	0	0	0	0.0	9
Inspection of Units	337	438	366	-16.4%	255	110	438	2,294.0	9
Inspections of Buildings	0	0	0	0.0%	0	0	0	0.0	9

*Once a year



HABC HOUSING OPERATIONS
CitiStat Presentation Date: April 16, 2004
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Scattered-Site Housing Units

OCCUPANCY RATE

VACANCIES

	Monthly Reporting			% CHANGE	Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04		Avg.	Min.	Max.	Total	Periods
Total Number Scattered Sites	2,804	2,803	2,803	0.0%	2,809	2,803	2,815	25,277.0	9
Total Number Vacant Scattered Sites-Properties **	1,748	1,754	1,757	0.2%	1,749	1,741	1,757	15,738.0	9
Total # Vacant Lots *****	240	240	240	0.0%	240	240	240	2,160.0	9
Vacancy Rate Scattered Sites	62.34%	62.58%	62.68%	0.2%	1	1	1	5.6	9
Move-Ins	0	5	9	80.0%	4	0	9	38.0	9
Move-Outs	1	3	10	233.3%	5	1	10	43.0	9
Unit Turn Around (days) (average) Scattered Sites	0	1,483	1,954	31.8%	1,152	0	1,954	10,370.0	9
Unit Down Time (days) (average) Scattered Sites	0	1	1	0.0%	1	0	1	6.0	9
Unit Make Ready Time (days)(average)Scattered Sites	0	1,481	1,953	31.9%	1,151	0	1,953	10,356.0	9
Unit Lease Up Time (days) (average) Scattered Sites	0	1	1	0.0%	1	0	4	10.0	9

** Includes exempt units and modernization

the vacant lots was 274

Vacancy figures were supplied by MST

	Monthly Reporting			% CHANGE	Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04		Avg.	Min.	Max.	Total	Periods
Total Work Orders Created	877	2,276	3,211	41.1%	1,197	571	3,211	10,771.0	9
Routine Work Orders	854	2,257	3,170	40.5%	1,182	559	3,170	10,638.0	9
Emergency Work Orders	23	19	41	115.8%	15	7	41	133.0	9
Total Work Orders Abated	915	2,554	2,121	-17.0%	1,026	535	2,554	9,232.0	9
Routine Work Orders-Abated	892	2,535	2,080	-17.9%	1,011	527	2,535	9,099.0	9
Emergency Work Orders-Abated	23	19	41	115.8%	15	7	41	133.0	9
Work Order Backlog	576	298	1,090	265.8%	379	69	1,090	3,413.0	9
Inspection of Systems	0	0	0	0.0%	0	0	0	0.0	6
Inspection of Systems (entire site)*	0	0	0	0.0%	0	0	0	0.0	9
Inspection of Units	181	272	492	80.9%	312	0	597	2,810.0	9
Inspections of Buildings	0	0	0	0.0%	0	0	0	0.0	9

*Once a year



SECTION 8
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PROGRAM UTILIZATION	Monthly Reporting			% Utilization	% CHANGE	Fiscal Year-to-Date			
	Jan-04	Feb-04	Mar-04			Avg.	Min.	Max.	Periods
Units Under ACC*	16,126	16,109	16,202		0.6%	15,865	15,372	16,202	9
Voucher Program	14,443	14,446	14,539		0.6%	14,120	13,579	14,539	9
Regular Vouchers	11,545	11,548	11,548		0.0%	11,348	10,926	11,582	9
Special Purpose Vouchers	0	0	0		0.0%	0	0	0	9
Project Based	687	687	687		0.0%	672	660	687	9
Homeownership	1	1	1		0.0%	0	0	1	9
Opt-Outs	222	222	315		41.9%	112	5	315	9
Partial Consent decree Tenant Based	1,345	1,345	1,345		0.0%	1,345	1,345	1,345	9
Partial Consent decree Project Based	643	643	643		0.0%	643	643	643	9
Mod Rehab	588	568	568		0.0%	650	568	698	9
Substantial Rehab	431	431	431		0.0%	432	431	432	9
New Construction	664	664	664		0.0%	663	663	664	9
Number of Units Leased	11,730	11,849	11,915	73.5%	0.6%	11,961	11,677	12,193	9
Voucher Program	10,094	10,227	10,316	71.0%	0.9%	10,260	9,993	10,432	9
Regular Vouchers	9,348	9,363	9,438	81.7%	0.8%	9,545	9,335	9,774	9
Special Purpose Vouchers	0	0	0		0.0%	0	0	0	9
Project Based	603	668	672	97.8%	0.6%	611	593	672	9
Homeownership	1	1	1	100.0%	0.0%	0	0	1	9
Opt-Outs	77	83	93	29.5%	12.0%	28	0	93	9
Partial Consent decree Tenant Based	62	109	109	8.1%	0.0%	72	62	109	9
Partial Consent decree Project Based	3	3	3	0.5%	0.0%	3	3	3	9
Mod Rehab	588	568	545	96.0%	-4.0%	647	545	698	9
Substantial Rehab	414	416	416	96.5%	0.0%	417	414	421	9
New Construction	634	638	638	96.1%	0.0%	637	632	642	9
Number of Units Available	4,396	4,260	4,287	26.5%	0.6%	3,904	3,179	4,497	9
Voucher Program	4,349	4,219	4,223	29.0%	0.1%	3,860	3,147	4,450	9
Regular Vouchers	2,197	2,185	2,110	18.3%	-3.4%	1,803	1,152	2,211	9
Special Purpose Vouchers	0	0	0		0.0%	0	0	0	9
Project Based	84	19	15	2.2%	-21.1%	61	15	94	9
Homeownership	0	0	0	0.0%	0.0%	0	0	0	9
Opt-Outs	145	139	222	70.5%	59.7%	84	5	222	9
Partial Consent decree Tenant Based	1,283	1,236	1,236	91.9%	0.0%	1,273	1,236	1,283	9
Partial Consent decree Project Based	640	640	640	99.5%	0.0%	640	640	640	9
Mod Rehab	0	0	23	4.0%	100%	3	0	23	9
Substantial Rehab	17	15	15	3.5%	0.0%	15	11	17	9
New Construction	30	26	26	3.9%	0.0%	27	21	31	9
							0	0	0
Section 8 Waiting List	15,567	15,610	15,209	161.1%	-2.6%	15,894	14,994	17,681	9

*The historic data for Units under ACC will often change because Sect.8 learns of the new units after it goes through HUD and Fiscal.



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EXECUTED LEASES

REGULAR VOUCHERS/ Project Based Vouchers

	Monthly Reporting				Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04	% CHANGE	Avg.	Min.	Max.	Total	Periods
Total Number of Leases Executed-Baltimore City	72	40	117	192.5%	88	40	117	795	9
Total Number of Families Ported	5	9	11	22.2%	8	4	11	68	9
Number of Leases Executed - Impacted Areas-Baltimore City	68	37	116	213.5%	84	37	116	756	9
Number of Leases Executed - Non Impacted	4	3	1	-66.7%	4	1	6	39	9

SPECIAL VOUCHERS/ OPT OUTS

	Monthly Reporting				Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04	% CHANGE	Avg.	Min.	Max.	Total	Periods
Total Number of Leases Executed-Baltimore City	77	6	10	66.7%	10	0	77	93	9
Total Number of Families Ported	0	0	0	0.0%	0	0	0	0	9
Number of Leases Executed - Impacted Areas-Baltimore City	69	5	10	100.0%	9	0	69	84	9
Number of Leases Executed - Non Impacted	8	1	0	-100.0%	1	0	8	9	9

VOUCHERS ABSORBED

	Monthly Reporting				Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04	% CHANGE	Avg.	Min.	Max.	Total	Periods
Total Vouchers Absorbed-Baltimore City	8	8	5	-37.5%	8	4	13	68	9
Total Vouchers Absorbed - Impacted Areas-Baltimore City	6	5	5	0.0%	7	4	12	62	9
Total Vouchers Absorbed - Non Impacted-Baltimore City	2	3	0	-100.0%	1	0	3	6	9

TENANT RECERTIFICATION

	Monthly Reporting				Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04	% CHANGE	Avg.	Min.	Max.	Total	Periods
# of annual Recerts Required-Current Month	780	827	933	12.8%	827	628	1,077	7,443	9
# of annual Recerts Completed-Current Month	525	627	587	-6.4%	480	204	702	4,317	9
# of annual Recerts Backlog	1,617	1,621	1,703	5.1%	1,562	1,241	1,773	14,059	9
# of annual Recerts Required - YTD	23,227	24,097	24,982	3.7%	21,648	18,303	24,982	194,834	9
# of annual Recerts Completed-Prior Months	198	196	264	34.7%	229	157	323	2,062	9
# of annual Recerts Completed - YTD	22,447	23,270	24,049	3.3%	20,655	17,395	24,049	185,898	9
# of annual Recert Moving	126	194	216	11.3%	156	102	216	1,406	9
# of moves due to HQS Violations	80	126	129	2.4%	65	24	129	588	9
# of moves due to Unit Size	7	1	2	100.0%	9	1	41	79	9
# of Terminations	56	33	47	42.4%	104	23	338	932	9

ISSUANCE TO LEASE PERIOD

Month	Monthly Reporting				Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04	% CHANGE	Avg.	Min.	Max.	Total	Periods
0-30 Days	12	4	17	325.0%	7	3	17	65	9
31-60 Days	21	8	25	212.5%	14	8	25	127	9
61-90 Days	34	11	33	200.0%	25	11	46	227	9
91-120 Days	48	15	11	-26.7%	20	11	48	178	9
120+ Days	42	16	46	187.5%	40	16	52	359	9



SECTION 8 FINANCIAL INFORMATION
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LANDLORDS

	Monthly Reporting			% CHANGE	Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04		Avg.	Min.	Max.	Total	Periods
# of Section 8 Accounts due to be Paid	10,617	10,683	10,749	0.6%	10,827	10,532	11,118	97,447	9
# of Section 8 Accounts Paid	9,348	9,578	9,603	0.3%	9,486	9,313	9,605	85,373	9
# of tenant accounts on hold- HQS Violations	697	642	683	6.4%	666	606	757	5,994	9
# of tenant accounts on hold - Other	572	463	463	0.0%	558	463	672	5,026	9
# of tenant portability accounts - Billed	123	125	129	3.2%	121	107	129	1,085	9
Value of Landlord Payments	\$5,194,695	\$5,220,605	\$5,020,570.32	-3.8%	5,185,266	4,883,718	5,811,204	46,667,398	9

Excludes Substantial Rehab and New Construction

UTILITY ALLOWANCE

	Monthly Reporting			% CHANGE	Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04		Avg.	Min.	Max.	Total	Periods
# of Section 8 Tenants	10,617	10,683	10,749	0.6%	10,827	10,532	11,118	97,447	9
# of Section 8 Tenants Elig -UR	3,372	3,229	3,260	1.0%	3,196	3,045	3,390	28,767	9
# of Section 8 Tenants Paid-UR	3,145	2,972	3,155	6.2%	2,957	2,764	3,155	26,617	9
Value of Tenant UR Payments	\$227,656	\$215,345	\$231,251	7.4%	222,337	193,690	235,055	2,001,029	9

SECTION 8 INSPECTION SUMMARY

Annual Recertification Inspections	Monthly Reporting			% CHANGE	Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04		Avg.	Min.	Max.	Total	Periods
# of Inspections Required - Current Month	1,148	1,185	1,697	43.2%	1,123	684	1,697	10,111	9
# of Inspections Completed - Current Month	792	850	1,206	41.9%	792	453	1,206	7,126	9
# of Inspections Completed - Prior Month	0	0	0	0.0%	0	0	0	0	9
Total Inspections Completed	792	850	1,206	41.9%	792	453	1,206	7,126	9
# of Failed Inspections - Due to No Entry	356	335	491	46.6%	332	190	496	2,985	9
# of Failed Inspections - Violation Notice Issued	458	569	626	10.0%	461	259	626	3,691	8
# of Inspections- Backlog	0	0	0	0.0%	0	0	0	0	9

Re-Inspections	Monthly Reporting			% CHANGE	Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04		Avg.	Min.	Max.	Total	Periods
Total # Annuals	410	645	791	22.6%	478	203	791	4,306	9
Total # Failed	301	275	390	41.8%	271	90	567	2,435	9
Total # Initials	28	48	73	52.1%	67	28	102	604	9
Total # Failed	16	21	30	42.9%	18	6	30	161	9

Other Inspections	Monthly Reporting			% CHANGE	Fiscal Year-to-Date				
	Jan-04	Feb-04	Mar-04		Avg.	Min.	Max.	Total	Periods
# of Initial Inspections	312	285	390	36.8%	292	211	390	2,625	9
# of Failed Initial Inspections	154	162	189	16.7%	141	59	200	1,270	9
# of Quality Control Inspections	6	6	17	183.3%	8	5	17	71	9
# of Complaint Inspections	74	61	31	-49.2%	62	31	87	555	9



VEHICLE DATA

CitiStat Presentation Date: April 16, 2004
Reporting Period: March 2004

VEHICLE SUMMARY

		MONTHLY REPORTING			Fiscal Year-to-Date				
		Jan-04	Feb-04	Mar-04	% CHANGE	Avg.	Min.	Max.	Total
		1/01/04 - 1/31/04	2/01/04 - 2/29/04	3/01/04 - 3/31/04					Periods
Total Vehicles		274	272	272	0.00%	269.0	238.0	275.0	N/A
	Sedans	35	34	34	0.00%	30.9	8.0	35.0	N/A
	SUV's	21	21	21	0.00%	19.7	13.0	21.0	N/A
Utility Trucks/Maintenance Vans		186	185	185	0.00%	186.1	185.0	187.0	N/A
	Passenger Vans	18	18	18	0.00%	18.4	17.0	19.0	N/A
	Trailers	8	8	8	0.00%	8.0	8.0	8.0	N/A
Others (Bus, Wagons, Mobile Station)		6	6	6	0.00%	5.9	5.0	6.0	N/A
Leased Vehicles		0	0	0	0.00%	0.0	0.0	0.0	N/A
Take Home		0	0	0	0.00%	0.0	0.0	0.0	N/A